

Units	Address	City	Year Built			
5	228 N. Orange Ave., Rialto	Rialto	2017			
Price	Cost/Unit	Bldg. Sq. Ft.	Cost/Ft.	Lot Sq. Ft.		
\$2,200,000		6225	\$353	14,000		
Down Payment	Percent					
\$2,200,000	100%					
Loan Amount	Monthly Debt	Terms				
ANNUAL OPERATING DATA		ACTUAL		MARKET		
Rental Income (GSI)		\$	157,576	\$	193,576	
Vacancy	3%		(4,727)	3%	(5,807)	
Effective Rental Income		\$	152,849	\$	197,184	
Other Income		\$	-	\$	-	
Scheduled Gross Income		\$	152,849	\$	197,184	
Operating Expense	-33%		51,440	-30%	58,618	
Net Operating Income		\$	101,408	\$	138,566	
Debt Service			0		0	
Pre-tax Cash Flow			101,408		138,566	
Debt Cover Ratio		#DIV/0!		#DIV/0!		
CAP Rate		4.61%		6.30%		
Gross Rate Multi (GRM)		13.96		11.37		
SCHEDULED INCOME						
Move in	# Units	Type	Current Rents	Current Income	Market Rents	Market Income
	1	3 Bed 2.5 Bth	\$1,900	\$1,900	\$3,000	\$3,000
	2	3 Bed 2.5 Bth	\$1,900	\$1,900	\$3,000	\$3,000
	3	3 Bed 2.5 Bth	\$3,716	\$3,716	\$3,716	\$3,716
	4	3 Bed 2.5 Bth	\$1,900	\$1,900	\$3,000	\$3,000
	5	3 Bed 2.5 Bth	\$3,716	\$3,716	\$3,716	\$3,716
Total Monthly Income				\$13,132	\$16,432	
OPERATING EXPENSE			2024			
Management			\$0	Total Expense	\$58,618	
Cleaning			\$13,635			
Gardner			\$2,400	Expense Per Unit	\$11,724	
Water/Trash			\$9,600			
fire Extinguisher			\$280	Expense Per Ft.	\$9.42	
Fire Dept			\$250			
Property Tax			1.12%	\$24,640	(new tax)	
Insurance			\$3,961			
Trash			\$3,852			